



Government of The People's Republic of Bangladesh  
Ministry of Commerce

**SOCIAL SCREENING REPORT OF PROPOSED THREE GENERAL  
TECHNOLOGY CENTRE AND DESIGN AND TECHNOLOGY CENTRE**

**EXPORT COMPETITIVENESS FOR JOBS(EC4J) PROJECT**



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SEL Rose-N-Dale (Level-6)

116 Kazi Nazrul Islam Avenue, Dhaka-1000

Phone: +880-2-41030362

Email: info@ec4j.gov.bd

www.ec4j.gov.bd



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## Abbreviations

Abbreviations	Descriptions
<b>ARIPA</b>	Acquisition and Requisition of immovable property Act
<b>ARAP</b>	Abbreviated Resettlement Action Plan
<b>BEZA</b>	Bangladesh Economic Zone Authority
<b>BSCIC</b>	Bangladesh Small and Cottage Industries Corporation
<b>DTC</b>	Design and Technology Centre
<b>DoE</b>	Department of Environment
<b>DoF</b>	Department of Forest
<b>D&amp;S C</b>	Design & Supervision Consultant
<b>EC4J</b>	Export Competitiveness for Jobs
<b>ESMF</b>	Environmental and Social Management Framework
<b>FGD</b>	Focus Group Discussion
<b>GDP</b>	Gross Domestic Product
<b>GETC</b>	General Engineering Technology Centre
<b>GRC</b>	Grievance Redressed Committee
<b>GRM</b>	Grievance Redressed Mechanism
<b>ICT &amp; HT</b>	Information and Communication Technology & High Technology
<b>N/A</b>	Not Applicable
<b>OP</b>	Operational Policy
<b>PDO</b>	Project Development Objective
<b>PIU</b>	Project Implementation Unit
<b>RPF</b>	Resettlement Policy Framework
<b>RAP</b>	Resettlement Action Plan
<b>ROW</b>	Right of Way
<b>SME</b>	Small and Medium Enterprise
<b>SMP</b>	Social Management Plan
<b>TP</b>	Tribal People
<b>WHO</b>	World Health Organization



## 1.0 PROJECT BACKGROUND

This report is complying The Export Competitiveness for Jobs (EC4J) Project, which is financing by the World Bank Group and implemented by the Ministry of Commerce has adopted the Environment and Social management Framework (ESMF) following world Banks operational policy (OP4.12), Resettlement Policy framework and the ARIPA (2017).

Bangladesh has remarkable progress in reducing poverty and continuing a steady GDP growth at above 6% since last decade. Despite of its significant progress both social and economic indices still poverty is a big challenge and three million youths will require to be employed. Export is a vehicle for sustainable economic growth and employment creation to reduce poverty in Bangladesh. However Bangladesh is the second in the world export market after than China in RMGs but it is the single sector that covers more than 80% of its total export earnings that is susceptible to country's macro economy's stability. Therefore Ministry of Commerce has initiated a development project with financed from World Bank Group to diversify its export volume and markets for attaining a resilience economy. One of the major constraints identified for export diversification in Bangladesh industries are very lacked in producing quality products with complying international standards on environment and social laws and rules.

Establishment of three General and a Design Technological Centres (GTCs and a DTC) is one of the Key sub-components of the Project and also a Project Development Objective (PDO) to build four world standard TCs with proximity to industry clusters of four target sectors. The GoB has identified the leather, footwear, plastics and light engineering sectors as high potential

priority sectors. Rationale of establishment of these TCs are remediation of technological gaps with demand led business services and developing human resources of those sectors e.g. exports of leather, leather goods and leather footwear are growing fast, but value addition of this sector is impeded by lack of compliance with international standards for husbandry and slaughter practices, and especially inadequate technology, environmental degradation, and poor labor standards. The proposed three GETCs are also expected to provide services related to testing, certification, productivity enhancement, skills development, improvement of product quality, and environmental and social compliance. On the otherhand the proposed DTC will be developed to meet particular need of leather and footwear sector with aiming to fill the lacks of producing high value added leather and footwears for export market. .

## 2.0 LOCATION OF THE SUB-PROJECTS AND OBJECTIVE

The GTCs and DTC will build withing the proximity of relevant clusters of the taregeted sectors. A land feasibility study for the GETCs has been conducted which proposed the following three sites for three GETCs- 1. Bangabandhu Sheikh Mujib Shilpo Nagar, Mirsarai, Chattogram; 2. Bangabandhu High Tech Park, Kaliakoir, Gazipur, and 3. BSCIC Chemical Industry Park at Sirajdikhan, Munshiganj. All these three are situated in Government owned Industrial parks/ zone. This is one of the major activities of the Component -2 named as Productivity Enhancement Program.

The main objective of Social Screening is to identify the potential social risks and impacts, their significance, and the level of assessment and management required to address them. The screening were conducted following the the guidelines of ESMF and RPF

The Projects Map and location details of sub-projects are given below (**Figure:1**) and (**Table:1**)



**Figure: 1 Sub Projects Location**





**Table: 1 Sub Project Location and nature of works**

SI #	Name of the Sub Project	Address	Present Condition	Scope of Work
1	General Engineering Technology Centre with adorn services for automobile )	Bangabandhu Sheikh Mujib Industrial Zone, Mirsarai Economic Zone, Mirasarai, Chattogram and Feni	<ul style="list-style-type: none"> <li>The proposed GETC will be constructed in the vacant industrial plot/ land of the Bangladesh Economic Zone Authority (BEZA)</li> <li>The size of the plot is 10 acre</li> </ul>	Multi storied building with having facilities for virtual training,business and advisory services for the automobiles and light engineering sectors, lab and testing facilities, dormitory and convention centre will be built. The facilities will be take into account the Gender and Disability inclusive development construction in its design. In addition energy savings and green building construction facilities are also included in its construction and design
2	General Engineering Technology Centre ( Electric and Electronics )	Bangabandhu High Tech Park, Kaliakoir, Gazipur	<ul style="list-style-type: none"> <li>A vacant industrial plot in the special industrial park for ICT and High Tech., owned by the High Tech. Park Authority, under the ICT Division, GoB</li> <li>The size of the plot is 4.04 acre</li> </ul>	Multi storied building with having facilities for virtual training,business and advisory services for the automobiles and light engineering sectors, lab and testing facilities, dormitory and convention centre will be built. The facilities will be take into account the Gender and Disability inclusive development construction in its design. In addition energy savings and green building construction facilities are also included in its construction and design
3	General Engineering Technology Centre ( Plastic products )	BSCIC Chemical Industry Park, Sirajdikhan, Munshiganj	<ul style="list-style-type: none"> <li>A vacant industrial plot in the BSCIC Chemical Industrial Park under the Ministry of Industry, GoB</li> <li>The size of the plot is 10.0 acre</li> </ul>	Multi storied building with having facilities for virtual training,business and advisory services for the Plastic Products and light engineering sectors, Production of high quality Di and Mould, lab and testing facilities, dormitory and convention centre will be built. The facilities will be take into account the Gender and Disability inclusive development construction in its design. In addition energy savings and green building construction facilities are also included in its construction and design
4	Design & Technology Centre	Mouza: Boro Bhabanipur, Thana- Gazipur Sadar, District- Gazipur	<ul style="list-style-type: none"> <li>Private owned land</li> <li>Mostly barren and a very partially cultivable land</li> <li>Proposed size of the land is 5.0 acre</li> </ul>	Multi storied building with having facilities for virtual training,business and advisory services particularly for Footwear and Leather sector, Production of high quality Di and Mould, lab and testing facilities, dormitory and convention centre will be built. The facilities will be take into account the Gender and Disability inclusive development construction in its design. In addition energy savings and green building construction facilities are also included in its construction and design



### 3.0 INITIAL SITE SELECTION

Association leaders and Think Tankers of the respective sectors, IFC Consultant, Deputy Project Directors from PIU, District and Upazila Government High Officials including PIU Safeguard Team Members visited sites which were proposed by the respective sectors (EC4J Project has targeted four priority industry sectors e.g. leather and leather goods, footwear, plastics and light engineering). Various proposed sites both from public and private sources were visited and Social Screening were also conducted in consultation with private sectors and their represented associations with used Structured Social Screening Forms. Besides, a comprehensive Land Feasibility Study for TCs also conducted by a Feasibility Study Consulting firm which provided a detailed social perspective for social safeguarding by applying different social tools and techniques where Social Management Specialist of the PIU had played an advisory role.

### 4.0 OVERALL IMPACTS ON LAND ACQUISITION AND RESETTLEMENT

In terms of land acquisition and resettlement, overall project impact is low. No trees, common properties and tribal people will be affected by the project. As construction of three GETCs will be conducted in the special industrial parks owned by the government, no land acquisition is required. However, fourth sub-project named DTC will be required to acquire 5.0 acre of land as per the ARIPA but minimum abbreviated resettlement action plan is required as only two owners are currently occupied the proposed land and these are vacant land mostly where larger part of this land is barren, no any permanent or temporary structured either housing or for any means of livelihoods (not any productive used). Moreover both of the owners are willing to sell their land as the sake of their own interest as currently to compensation cost is three times of present mouza price!

There is no tribal people or indigenous people in the project districts so they will not be affected in anyway by possible sub-project impacts if any.

### 5.0 IMPACT MITIGATION MEASURES

More land is not required at the construction sites for establishing the temporary facilities, such as contractor's and consultant's site offices, labour shed, materials stack yard and store etc. Under the package no public or private land will be used as most of the sites are dedicated of industrial parks where entities e.g. BEZA owned safety and construction policy is executed. Besides, however the fourth sub-project is going to be constructed by acquiring private land with completing due acquisition and requisition process. An Abbreviated Resettlement Action Plan is being designed to compensate the affected land owners which is being calculated at three times of present mouza price as per the Acquisition and Requisition of Immovable Property Acts (ARIPA, 2017). Besides, during the construction site specific rules and regulations of other government agencies like RAJUK will be maintained with maintaining Safety and security and relevant Social Safeguard like keeping freedom of public movement for the public road users and with strongly maintain neither any obstruction or interruption for public or community lives in nearby.

In addition, the contractor will make sure that walkways are clearly designated as a walkway; all walkways shall be provided with good conditions underfoot, and signs are posted with adequate lighting. Perceived Construction related social impact could be the following with their mitigation measures are described below (**Table:2** Perceived Social Impact Mitigation Measures)





Sl #	Name of Subproject	Site/Location	Possible Impacts	Impacts Mitigation Measures
1	General Engineering Technology Centre with adorn services for automobile )	Mirsarai Economic Zone, Mirsarai and Feni	<ul style="list-style-type: none"> <li>Labour Influx</li> <li>Safety and Labour rights</li> </ul>	<ul style="list-style-type: none"> <li>D&amp;S Consulting Firm is better oriented to look for employment of local people if available and if not possible then sensitize outsider about the sensitivity and respect to other culture</li> <li>Confirming the Implementation of safety and labour rights policy and procedure during construction work</li> <li>Execute GRS at project site</li> </ul>
2	GETC at Bangabandhu High Teck Park	Kaliakoir, Gazipur	<ul style="list-style-type: none"> <li>Labour Influx</li> <li>Safety and Labour rights</li> </ul>	<ul style="list-style-type: none"> <li>D&amp; S Consulting Firm is better oriented to look for employment of local people if available and if not possible then sensitize outsider about the sensitivity and respect to other culture</li> <li>Confirming the Implementation of safety and labour rights policy and procedure during construction work</li> <li>Execute GRS at project site</li> </ul>
3	GETC at BSCIC Chemical Industry Park	Sirajdikhan, Munshiganj	<ul style="list-style-type: none"> <li>Labour Influx</li> <li>Safety and Labour rights</li> </ul>	<ul style="list-style-type: none"> <li>D&amp; S Consulting Firm is better oriented to look for employment of local people if available and if not possible then sensitize outsider about the sensitivity and respect to other culture</li> <li>Confirming the Implementation of safety and labour rights policy and procedure during construction work</li> <li>Execute GRS at project site</li> </ul>
4	Design and Technology Centre ( DTC).	Boro Bhavanipur, Gazipur Sadar, Gazipur	<ul style="list-style-type: none"> <li>Land Acquisition</li> <li>Labour Influx</li> <li>Safety and Labour rights</li> </ul>	<ul style="list-style-type: none"> <li>The propsed land is mostly barren , no any permanent housing or any kinds of productive used. Compensation packages fro land acquisition as per the existing ARIPA, 2017 is being designed for the two land owners.</li> <li>D&amp; S Consulting Firm will be better oriented to look for employment of local people if available and if not possible then sensitize outsider about the sensitivity and respect to other culture</li> <li>Conf.irming the Implementation of safety and labour rights policy and procedure during construction work</li> <li>Execute GRS at project site</li> </ul>

**Table: 2 Perceived Social Impact Mitigation Measures**

## 6.0 CONSULTATION

Consultation is a process that involves interacting with relevant stakeholders to inform them about the sub-projects. Involving stakeholders in the process will ensure that the opinions and concerns of various groups are taken into account to facilitate a smooth execution of projects.

Feasibilty Study Team including Social Safeguard Team of PIU has conducted stakeholder consultation meeting/s with industry owners, association leaders including government officials, representatives of local government and civil society members at the respective cluster of the TCs. The key outputs of stakeholder consultation meeting are;





- Effective coordination will be created between the stakeholders and the implementing agency regarding new TCs construction
- Availability of first-aid boxes at the proposed sub-projects site
- Training for concern stakeholders regarding social safety & security, traffic management, labor influx, among others
- Avoiding and minimizing adverse social impacts for the site selection, design and construction
- Ensuring various stakeholders' participation, which will enhance their sense of belonging in the proposed sub-projects
- Identifying unavoidable adverse impacts and ensure effective mitigation measures
- Ensuring Management of social conflicts and grievance redress procedure during construction period
- Following labor laws strictly, including recruitment of child labor, adequate code of conduct for labor, wages, avoiding discrimination between male and female workers etc.)
- Ensuring equal wages for female labor including site security and facilities
- Ensuring that GBV is not occurring at the work site

## **7.0 CONTRACTOR AND LABOR MANAGEMENT**

Excluding a small percentage of the skilled workforce (technical), most of the workforce are expected to come from the local community who belong to same socio-economic, cultural, religious and demographic background. Based on consultations with local stakeholders, implementing contractors need to hire skilled workers from outside the project area. Therefore, due to only a small percentage of the workforce being from outside, the possibility of any conflicts within the workforce is low. Based on public consultations it has been reported that women's participation in construction work is very limited. Due to female labor force participation being low, GBV training at the work sites will be ensured before the start of construction work to avoid any conflict with male workers.

### **7.1 LABOR AND CONTRACTORS MANAGEMENT DUE TO COVID-19**

Contractors will develop specific procedures or plans so that adequate precautions are in place to prevent or minimize an outbreak of COVID-19, and what should be done if a worker gets sick;

- Assessing the characteristics of the workforce, including those with underlying health issues or who may be otherwise at risk
- Confirming workers are fit for work, to include temperature testing and refusing entry to sick workers
- Considering ways to minimize entry/exit to site or the workplace, and limiting contact between workers and the community/general public
- Training workers on hygiene and other preventative measures, and implementing a communication strategy for regular updates on COVID-19 related issues and the status of affected workers
- Treatment of workers who are or should be self-isolating and/or are displaying symptoms
- Assessing risks to continuity of supplies of medicine, water, fuel, food and PPE, taking into account international, national and local supply chains
- Reduction, storage and disposal of medical waste
- Adjustments to work practices, to reduce the number of workers and increase social distancing
- Expanding health facilities on-site compared to usual levels, developing relationships with local health care facilities and organize for the treatment of sick workers



- Building worker accommodations further apart, or having one worker accommodation in a more isolated area, which may be easily converted to quarantine and treatment facilities, if needed
- Establishing a procedure to follow if a worker becomes sick (following WHO guidelines)
- Implementing a communication strategy with the community, community leaders and local government in relation to COVID-19 issues on the site.

**For supporting health facilities,** plans or procedures will be in place to address the following issues:

- Obtaining adequate supplies of medical PPE, including gowns, aprons, curtains; medical masks and respirators (N95 or FFP2); gloves (medical, and heavy duty for cleaners); eye protection (goggles or face screens); hand washing soap and sanitizer; and effective cleaning equipment. Where relevant PPE cannot be obtained, the plan should consider viable alternatives, such as cloth masks, alcohol-based cleansers, hot water for cleaning and extra hand washing facilities, until such time as the supplies are available
- Training medical staff on the latest WHO advice and recommendations on the specifics of COVID-19
- Conducting enhanced cleaning arrangements, including thorough cleaning (using adequate disinfectant) of catering facilities/canteens/food/drink facilities, latrines/toilets/showers, common areas, including door handles, floors and all surfaces that are touched regularly
- Training and providing cleaning staff with adequate PPE when cleaning consultation rooms and facilities used to treat infected patients
- Implementing a communication strategy/plan to support regular communication, accessible updates and clear messaging to health workers, regarding the spread of COVID-19 in nearby locations, the latest facts and statistics, and applicable procedures.

## **7.2 TRAFFIC MANAGEMENT**

As most of the TCs are proposed at the designated Industrial Park where there has to have adequate and approved road, pedestrian pavement which provides access to other areas. Therefore during construction work, traffic movement will not be interrupted due to sufficient corridor space. The construction contractor will also ensure both pedestrian and vehicles traffic management is smoothly operated by providing maintaining traffic control system during the construction work.

## **8.0 MONITORING SYSTEM**

The D& S Consulting firm is overall responsible for the project's implementation through the PIU. These stakeholders will be responsible for monitoring the progress of all aspects, determining any significant impacts that are raised and suggesting any actions to be taken to address adverse impacts. There will be designated person from construction contractor who will be looking after the Social Safeguard issues at sub-project location and report to the concerned authority. Field level data will be collected on a regular basis to check the progress on whether sub projects activities on track or not.

## **9.0 GRIEVANCE REDRESS**

EC4J has developed a two tier GRM where a local level Grievance Redress Committee ( GRC) of with led by the Local People's representative and members from the Design and Construction Supervision Firm is responsible for each sub-project site. A grievance register will be maintained at the respective sub-project location.



Community members are encouraged to present any complaints to local level GRC and women are encouraged to complain at their place of convenience, which are given to the GRC to resolve.

## **10.0 IMPLEMENTATION & INSTITUTIONAL ARRANGEMENT**

The D&S Consulting Firm is overall responsible for the project implementation, through the PIU. D&S Consultant will also arrange disclosure & orientation program regarding labour safety training before the start of construction work where Social Management Specialist of PIU will play advisory role.

## **11.0 RECOMMENDATIONS & CONCLUSION**

Disclosure of all relevant project construction information during consultation processes with concerned communities is crucial. The involvement of relevant stakeholders in the sub-project's implementation process will help to build a sense of belonging within the community. Furthermore, establishing and maintaining an effective Grievance Redress Mechanism will enable any affected parties to present their issues and gain equitable solutions to their problems by impartial hearing.

Issues of social safety are important during the construction period. Before starting construction work, the stakeholders to be engaged for a short orientation course (to be organized by the project's implementing agency) on necessary awareness, motivation and proper compliance with their assigned responsibilities.

A Management Plan has to be prepared for the mitigation of problems if any arise during the construction period. Among the four sub-projects only one has to go for acquisition of land. However, a larger part of the land neither productive, nor for using any kinds of shelter or housing purpose. All the proposed land which will be used where no community/cultural/archeological properties are expected to be affected during construction. The proposed sub-project intervention is not expected to generate any significant negative social impact.

Moreover, the successful implementation of proposed sub-projects will create employment opportunity for the local community and particularly for women as the TCs are aimed to provide training and skills with promotion of new technologies for the emerging markets! Besides, when there will have a world standard Technology Centre at the local community that will have incremental value on socio-economic aspects in general and social aspects in particular. Therefore, implementations of the proposed sub-projects are safe and highly recommended.



## Annex: 1 Land for GETC-1

Plot-1: (Near CP), Bangabandhu Sheikh Mujib Shilpo Nagar, Mirsarai, Chattogram

**Land ownership:** BEZA (Bangladesh Economic Zone Authority)

**Contact Person:** Mir Shariful Bashar

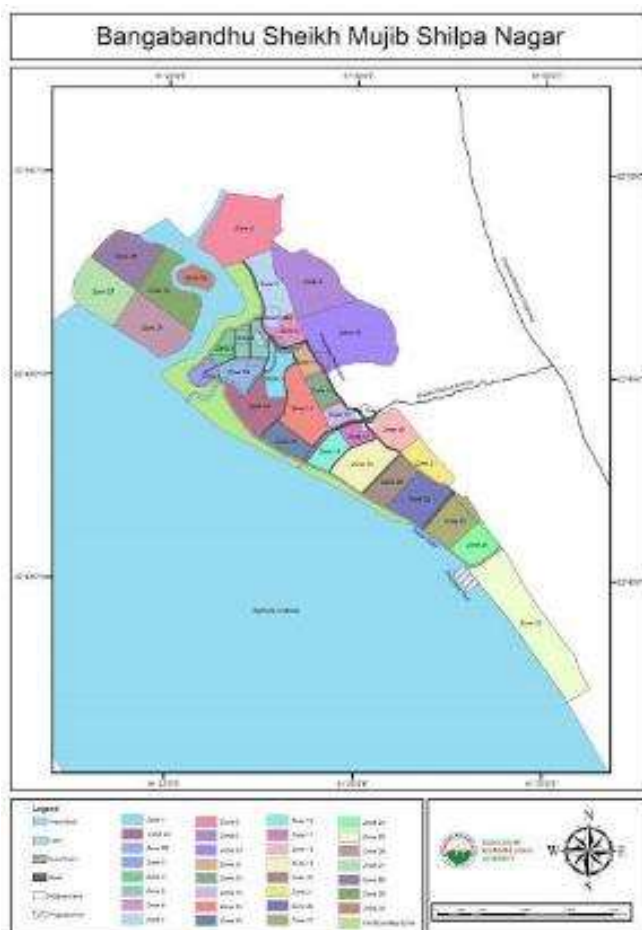
Manager, Investment Promotion

Cell: 01730-001567

**Background:** Bangabandhu Sheikh Mujib Shilpa Nagar (BSMSN): Mirsarai, Sitakundu and Sonagazi are the adjoining upazilas of Chittagong and Feni. Bangabandhu Sheikh Mujib Shilpa Nagar are being developed on a contiguous land of 30,000 acres of these three Upazila, which is located on the mouth of Feni river, covering 25 KMs of coast lines of Sandeep channel of the Bay of Bengal. The site is free from any habitation and it's a reclaimed land to be protected by a super dyke. Chittagong is a port city which covers 95% of export and import through largest Chittagong Sea Port. BEZA's Target from Bangabandhu Sheikh Mujib Shilpa Nagar;

- Developed a planned Industrial City adjoining Mirsarai and Feni EZ on 30,000 acres of land;
- Ensure employment for 1.5 million people within next 15 years
- Ensure \$15 billion export from this industrial enclave

**Presence of clusters and enterprises:** The proposed site is located in the Zone-17 of the economic zone which is allocated for LPG. Nearest zones are –





- *Zone-16 textiles*
- *Zone-13 service area*
- *Zone -18: SME zone*
- *Zone-20: steel and foundry*

Figure:2 Layout of Mirsarai Economic Zone, BEZA

SBG Economic Zone Limited has been appointed as the developer of Mirsarai Economic Zone (1st phase) to develop, operate and manage the 550 acres of land in Mirsarai EZ area. Electricity network, establishment of bridges and pipelines for drinking water has been completed at a cost of about Tk. 55 crore. However, at the moment, there is no industry inside the economic zone as it is under construction. Once the economic zone is functional, there will be the following industries which can benefit from the GETC –

- *Plastics*
- *Light engineering (including auto-parts and bicycles)*
- *Leather and leather products*
- *Automobile and motorcycle*
- *Electrical and electronics*

Jinyuan Chemical Industry Ltd, a Chinese company which exports chemical products to the US and Canada, will be the first company to begin operations in the economic zone. Five more factories will go into operation in the zone by June 2020. The factories are Modern Syntex, Bangladesh Auto Industries Ltd (BAIL), Nippon & McDonald Steel Industries Ltd, Asian Paint, and Arman Haque Denim Ltd. Globally reputed companies; Sojitz Corporation of Japan, Wilmar of Singapore, and Adani Group of India will invest in the zone. The MEZ will be the first public economic zone to go into operation as part of the government plan to set up 100 industrial enclaves across the country to give a boost to industrialization.

#### **Social Safeguard:**

The ARP (Abbreviated Resettlement Plan) has been prepared in accord with the process and provisions of the Resettlement and Social Management Framework (RSMF) which has been adopted to comply with the safeguards requirements of the World Bank's operational policy on Involuntary Resettlement (OP 4.12). The policy requires that all unavoidable adverse impacts are mitigated with appropriate measures to enhance, or at least to preserve, the current living standards of those who would be affected by any subproject under PSDSP.

BEZA will establish a Grievance Redress Mechanism (GRM) to answer to queries and address complaints and grievances about any irregularities in using the guidelines adopted in the RSMF and for implementation of this ARP. BEZA will form a Grievance Redress Committee (GRC) for the EZ consisting of memberships to ensure proper presentation of complaints and grievances, as well as impartial hearings and transparent decisions.

#### **Environmental Safeguard:**

The EMP (environmental management plan) of the economic zone consists of a set of mitigation, monitoring and institutional measures to be taken during the design, construction and operation (post-construction) stages of the



project. The EMP has been designed keeping in view the regulatory and other requirements to ensure the following:

- *Minimum disturbance to the native flora and fauna*
- *Compliance with the air, water, soil and noise quality norms.*
- *Conservation of water to the extent possible through rainwater harvesting, wastewater recycling*

**Overall observation:** Government has acquired this land for the economic zone. It is approx. 1 meter lower than the local road. Once the economic zone is fully functional, the GETC can serve the industries located inside the economic zone. Moreover, as the Chattogram city is densely saturated with various industries, it can also serve those industries inside the city and also industries of neighboring areas. There is scope to build environmentally friendly landscape within the facility. From the consultation with different large and medium industries, it was found that the large industry owners have plan to move their existing manufacturing plants to this economic zone as their existing structure inside the city is congested.

TABLE 3: PLOT 1 LAND AT A GLANCE

Land size	DAP/CDA		Water Body		Crop Land		Restriction from Civil Aviation		Underlying Founding soft Sub-Soil		Isolation from Residential / Public Places		Flood possibility	
	Yes	No	Yes	No	Yes	No	Yes	No	Hard soil	Soft clay	Yes	No	Yes	No
10 acres		√	√		√			√	√		√			√



Photograph from different angle:

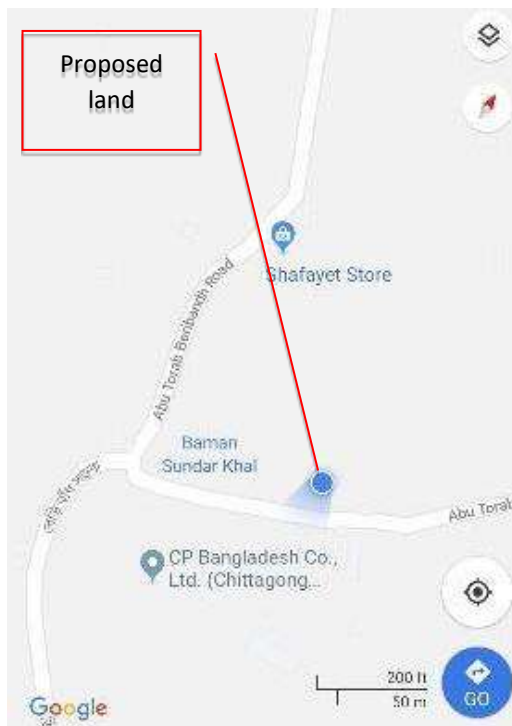


Figure Error! No text of specified style in document.-3:Current scenario of the Plot-1, Mirsarai Economic Zone land

Figure Error! No text of specified style in document.-1:Location of the Plot-1, Mirsarai Economic Zone land through google map

Figure Error! No text of specified style in document.-2: Research team visiting the Mirsarai Economic Zone, Plot-1 land





## Assessment Sheet

**Location of the Land:** Plot-1, Near CP, BANGABANDHU SHEIKH MUJIB INDUSTRIAL CITY, Mirsarai, Chattogram

**Visit date:** November 13, 2019

### 1. Status of land (put ✓ mark):

Government / Economic Zone	Private	Other
✓		

### 2. Price of the land:

Mouza Rate	Handover Price (BDT)	Source of Information
Not known	22 lakh/ acre	BEZA

### 3. Smoothness of taking the land in possession (willingness of owner):

This land is owned by BEZA and in our discussion with BEZA, we found them very cooperative and interested to allocate land for GETC. In fact, some progress has already been made to locate the land and possible process of getting the land.

- Industry preference:** industry owners have already taken plot inside the economic zone, has strong preference for this land.
- Acquisition Time and method:** based on our discussion, it was understood that the land can be taken under the possession of EC4J within a period of six months. The proposed site falls under the first phase of the EZ. Once the first phase of land development is completed, EC4J has to take the land on lease from BEZA.

### Requirement of land acquisition:

Yes	No	Method of acquisition	Remarks
	✓	This land is already acquired by the government. The plot is already allotted to EC4J project	

### Estimated time (in months) and cost to prepare land after taking in possession:

SL No	Activity	Required time (in months)
1	Land filling	5
2	Boundary wall building	4
3	Utility connection	2
4	Building of other utility services (drainage, sewerage, etc.)	4
	TOTAL	15 months (few activities can be done at the same time)



6. **Crop land criteria:** This plot is one crop land. However, BEZA has already taken measures to resettle the issues of loss of cropland.

7. **Availability of utility (electricity, gas and water):**

Electricity	Planned	BEZA is developing all utility connections
Gas	Planned	
Water	Planned	

8. **Availability of fire service department:**

Name of close by fire station	Distance (in Km) from land
Mirsarai Fire Service Station	37 Km

9. **Availability of govt. security services: industrial police / or any other agencies:**

This plot is located within the economic city. The economic city will have their own arrangement for security, firefighting etc. Moreover, industrial police will cover this area.

10. **Scope of expansion:** the first phase of the GETC can be accommodated within the allocated land of 10 acres. But in the long run, there will be requirement for more space. For that, there should be discussion with BEZA so that the contingency can be met in coming years.

11. **Distance from residential area:** this economic zone is a huge industrial area and there will be no residence within the close vicinity of GETC. So, there is no possibility of any disturbance to the tenants due to the activities of GETC.

12. **Underlying founding soft sub-soil:** from the visual inspection of the experts and information available from the EZ authority, it was identified that there is underlying founding soft subsoil in this plot.

13. **Height above mean sea level (AMSL):**

The land is approximately 1 meter lower than the nearest road and AMSL is 6m.

14. **Flood possibility:** No

Mirsarai coastline is protected by two bunds (BWDB & CDSP) constructed by Bangladesh water Development Board and under Char Development and Settlement Project. These two bunds protect inland area from tidal flooding. Also, Mangrove plantation has been carried out along the coastline to further protect inland area by forest department. Recently a bund of height +8 m above mean sea level (AMSL) has been constructed for under development Miresheroi EZ-I to protect the zone from cyclones. A cyclone shelter is also constructed by the Government in the area to provide shelter to people during cyclones. Flow in Isakhali canal is controlled with the help of sluice gates which helps in controlling the water flow in channel and prevent flooding of land area.



## 15. Surrounding relevant clusters and market information:

Clusters are currently Chattogram and Feni based, however once the economic zone is in full function, there will be clusters of;

- *Garments & Garment Supporting Industries*
- *Leather and leather products —*
- *Shipbuilding*
- *Motorbike Assembly*
- *Plastics*
- *Light engineering (including auto-parts and bicycles)*

Other major economic activities of the surrounding communities: mainly agricultural activities

*Future clusters of potential growth:*

- *Light engineering*
- *Steel*
- *Plastic*

## 16. Road connectivity / Accessibility:

This land is adjacent to the main entrance of the EZ however connecting road towards plot from the main road does not exist yet.

Number of access road	Type of road (Kacha / Paka)	Width of the road (in Ft)	Distance from close by Highway / Railway
One	Kacha	120 (planned) 20 feet at present	16 km. approx. from Dhaka Chattogram Highway

## 17. Presence of water body:

Number of water body	Type	Area of water body	Distance from water body
2/3	Lakes/Canals	Ample	100 meters



#### 18. Impact on environmental indicators:

Indicator	Yes	No
• Effluent discharge arrangement	Yes, it is planned by the BEZA authority	
• Environmental preservation measures	Yes, it is planned by the BEZA authority	
• Potential risks/hazards from chemical substances	Appropriate protection measures are planned by BEZA	
• Risks related to biodiversity	Appropriate mitigation plan is taken by BEZA	
• Risks related to flood / inundation and water drainage system	Embankment and other measures are taken by BEZA	
• Overall environmentally friendly	√	

#### 19. Impact on gender/minority/ethnicity:

Indicators	Narrative
Status of different ethnic communities	No ethnic community
Different religions groups and practices	Both Muslims and Hindus are there
Women and vulnerable communities	Women in this region almost never venture outside for work. Most of them are housewives, some of whom also engage in part-time handicraft works. A very few of them assist the male members in agricultural work. Decision-making authority of the women in financial and social matters is also limited in this region. It is assumed that development of an economic zone will bring about a change in the current social practices and eventually benefit the socioeconomic status of women.
Major industries / clusters with gender focus	Chattogram is the main hub of heavy industry (ship breaking, steel, engineering etc.) which is mostly dominated by male workers.

*Occupational Groups with gender focus in the close by clusters:*

Occupations / Clusters	Involvement of male	Involvement of female	Blue color job	White color job %
Agriculture	80%	20%	95%	5%





**20. Impact on natural and social indicators:**

<b>Indicators</b>	<b>Narrative</b>
<b>Loss of shelter/ homestead</b>	There is no shelter/homestead on this plot
<b>Loss of income or means of livelihoods</b>	Compensation for the loss is planned in EZ master plan
<b>Deprivation and displacement</b>	Measures will be taken by BEZA to mitigate the challenges of displacement
<b>Inconvenience and nuisance of public due to construction work of TCs</b>	There is no public place, so nuisance will not occur
<b>Social unrest (Potential labor influx and future unrest if any)</b>	Did not find any possibility, rather more income opportunity will be created for the local community
<b>Relocation/rehabilitation plan</b>	Yes, it is planned by the EZ authority
<b>Harmonious coexistence with the local community</b>	√
<b>Future Potential Expansion</b>	Yes, possible



## Annex: 2 GETC 2

### Plot-3: Bangabandhu Hi-Tech City, Kaliakoir, Gazipur

**Land ownership:** Bangladesh Hi-Tech Park Authority (BHTPA)

**Contact Person:** Mr. Mahfzur Rahman

Assistant Engineer, BHTPA

Cell: 01827100433

Background: Bangladesh Hi-Tech Park Authority (BHTPA) is establishing Hi-Tech Park, Software Technology Park and IT Training & Incubation Centre throughout the country to attract the local and foreign investors for the development of Hi-Tech/ IT/ITES industries. It creates huge employment opportunities and skilled human resources. Hi-Tech park is full of opportunities to invest in hi-tech industry and promote business which are knowledge and capital based. Information technology, Software Technology, Biotechnology, Renewable Energy, Green Technology, IT Hardware, IT Enabled Services and R&D etc. are major areas of investment in hi-tech industry in Bangladesh. Bangabandhu Hi-tech City is located at Kaliakoir Upazilla under Gazipur district on 355 acres of land. It is 40km far from Dhaka. BHTPA may allocate 4 acres of land in favor of building a GETC.

**Presence of clusters and enterprises:** though this area is a RMG dominated area, but there are some relevant clusters of

- *Electrical and electronics*
- *Battery*
- *Plastic*

**Social Safeguard:** for the social safeguarding, following measures have been advised in the Environmental Impact Assessment (EIA) of Hi-tech Park:

- *Procedure for liaison with local people has to be established before commencement of the construction work.*
- *KHTPA (Kaliakoir Hi-tech Park Authority) must clearly explain to local people about the need for the project for both the country and regional contexts;*
- *KHTPA must reassure the public about compliance with environmental impact mitigation measures and safety measures prepared for local communities;*
- *Local communities must be consulted before commencing any future development projects in or near their community;*
- *Large concentration of housing for construction labourers should be avoided Staff to be recruited locally where feasible.*
- *KHTPA shall encourage contractor to employ local people during construction work;*
- *Public relations programs with local communities should be continually maintained to advise on risks and safety;*



- *High standards of project operation, environmental impact mitigation measures and safety procedures must be maintained all the times;*
- *Establish good relationships with local communities and help support their community activities;*
- *To ensure proper compensation to the project affected people as the law of the country;*
- *Representatives from local communities should be allowed to join the committee to ensure justice and transparency;*

**Environmental Safeguard:** the BHTPA has made a detailed Environmental Management Plan (EMP) for the environmental safeguarding which will be applicable for all the enterprises established inside the hi-tech city. GETC authority should make close consultation with the hi-tech park authority and follow the environmental safeguard policy. The overall finding of the EA (environmental assessment) is that the activities inside the park will not cause any significant adverse environmental impacts, provided that adequate mitigation measures are implemented. The proposed mitigation measures are prescribed conceptually in the EA, as an outline EMP. This will be developed by the EC4J in the construction phase.

**Overall observation:** As the land is only 4.04 acres; somewhat half circle shape, a piece of relatively small land which is relatively small in size need to be built vertically to accommodate. The place is surrounded by greenery area and big water body from two sides, so environment as well as fire safety wise this plot is perfect. Playground and few other amenities can be integrated with the hi-tech city's main installations/facilities. This is well-communicated with Dhaka-Tangail highway. The plot which is planned for the GETC is adjacent to the Dhaka-North Bengal road at Kaliakoir. The land needs filling by 1 meter. No access road connected the plot; however, one road has gone close to the plot; rest part can be built by EC4J to link the land with minimum effort. On the other hand, as the plot connected main boundary beside the Kaliakoir road, a gate can be prepared at boundary wall taking permission of ICT Park authority to reach the land directly from the highway. Utility connections are established inside the park. Once the land is developed, the connection can be made shortly.

**TABLE:5 PLOT 3 LAND AT A GLANCE**

Land size	DAP/CDA		Water Body		Crop Land		Restriction from Civil Aviation		Underlying Founding soft Sub-Soil		Isolation from Residential / Public Places		Flood Possibility	
	Yes	No	Yes	No	Yes	No	Yes	No	Hard soil	Soft clay	Yes	No	Yes	No
<b>4.04 acres</b>		√	√			√		√	√		√			√

Photos of the land from different angle:



Figure -3: Map of the Hi-tech City



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Location of the Hi-tech City through google map



Figure -5: Research team visiting the Hi-Tech Park land



## Assessment Sheet

**Location of the Land:** Plot no 28, Bangabandhu Hi-Tech City, Kaliakoir, Gazipur

**Location of the Land:**

**Visit date:** 15 October 2019

### 1. Status of land (put ✓ mark):

Government / Economic Zone	Private	Other
Government		

### 2. Price of the land

Mouza Rate	Handover Price	Source of Information
NA	445 lakh/ acre	BHTPA (Bangladesh Hi-tech park Authority)

**3. Smoothness of taking the land in possession (willingness of owner):** BHTPA is fully interested to allocate the land for establishment of the proposed GETC.

**4. Industry preference:** Industry owners of this area have strong preference for this land. There are some large enterprises in the vicinity like – Rahimafrooz Battery, Bengal Plastics, and Walton Hi-tech Industry etc. which are relevant to the target industries and there are existing skilled and semi-skilled manpower available in the area who provide support to those large and other relevant industries in this area. Moreover, this land is near the Dhaka-Tangail highway which is the main communication channel with the Northern part of the country, so it can also support the SMEs of those regions.

**5. Acquisition Time and Method:** government has already acquired the land under BHTPA. Based on the discussion with BHTPA, it was informed that through a simple MOU this land can be handed over to EC4J. In such case, EC4J has to develop this plot with their own resources as BHTPA does not have plan to develop this plot soon.





Requirement of acquisition/lease/purchase:

Yes	No	Method of acquisition	Remarks
	No		

This land is already acquired by the government. The proposed location is within a hi-tech park. The hi-tech park authority can hand over the land to EC4J project within a short time as per the process.

Estimated time (in months) to prepare land after taking in possession:

SL No	Activity	Required time (in months)
1	Land filling	5
2	Boundary wall building	4
3	Utility connection	2
4	Building of other utility services (drainage, sewerage, etc.)	4
	Total	15 months (few activities can be done at the same time)

**6. Crop land criteria:** this is not a crop land.

**7. Availability of utility:**

Electricity	Yes, available inside the hi-tech park
Gas	
Water	

**8. Availability of fire service:**

Name of close by fire station	Distance (in Km) from land
Kaliakoir Fire Station	4.2km

**9. Availability of govt. security services: industrial police / or any other agencies:**

The Hi-tech Park authority has ansar battalion for the internal security. As there are only a few functional organizations inside this park, so till date there is no demand for industrial police. But once the park gets functional, industrial police will also be available.



**10. Scope of expansion:** horizontal expansion will be difficult as the allocated land for GETC is only 4.04 acres. So, plan should be taken for vertical expansion.

**11. Distance from residential area:** the nearest residential area is within 500meter from the allocated plot.

**12. Underlying founding soft sub-soil:** from the visual inspection of the experts and information available from the hi-tech park authority, it was identified that underlying sub soil is hard in nature. However, detailed assessments will be required to be carried out in future to assess the soil typology.

**13. Height above mean sea level (AMSL):** the land is approximately 2 meter lower than the nearest road and AMSL is 13m.

**14. Flood possibility:** No

As Kaliakoir lies in the Middle region of Bangladesh and adjacent to Bangshi river, the project area has less risk of natural disasters like cyclone, flood and earthquake due to the location in a geographically elevated area. The area is low flood risk zone record of 1988 & 1998 flood level. The communication never disrupted or stop during the high flood. The national highway is above the high flood level. The Bangshi river is used for natural and industrial wastewater drainage catchment

**15. Surrounding relevant clusters and market information:** prevailing clusters at present are -

- Battery
- Electrical and Electronics
- Plastic

Other major economic activities of the surrounding communities: Backward linkage/support industries

Future clusters of potential growth:

- *Electrical and electronics*
- *Leather*
- *Automobile and motorcycle*

**16. Road connectivity / Accessibility:**

There is a narrow access road to the plot which will be made wider as per the plan of BHTPA. Also, there is a local highway (Kaliakoir road) close to the plot and an access road can be built to connect the plot with this road.

Number of access road	Type of road (Kacha / Paka)	Width of the road (in Ft)	Distance from close by Highway / Railway
1	Paka	20	<ul style="list-style-type: none"> <li>• 20m from Kaliakoir road</li> <li>• 1km from Dhaka-Tangail highway</li> <li>• 200m from railway</li> </ul>



## 17. Presence of water body:

Number of water body	Type	Area of water body	Distance
3	natural water reservoirs	3 acres	150m

## 18. Impact on environmental indicators:

Indicator	Yes	No
<b>Effluent discharge arrangement</b>	It is planned in the master plan of BHTPA	
<b>Environmental preservation measures</b>	Yes, it is planned by the BHTPA authority	
<b>Potential risks/hazards from chemical substances</b>	There are no chemical activities in the surrounding area.	
<b>Risks related to biodiversity</b>	To avoid drainage congestion, completion of construction should be ensured within the dry season, so surface run-offs from the site are not expected. However, near the end of dry period, pre-monsoon showers could lead to run-offs. Provision of dewatering should be made for ensuring proper drainage.	
<b>Risks related to flood / inundation and water drainage</b>	The area is low flood risk zone record of 1988 & 1998 flood level	
<b>Overall environmentally friendly</b>	√	

## 19. Impact on gender/minority/ethnicity:

Indicators	Narrative
<b>Status of different ethnic communities</b>	No ethnic community
<b>Different religions groups and practices</b>	Mixed.
<b>Women and vulnerable communities</b>	No vulnerable community
<b>Major industries/clusters with gender focus</b>	Battery, plastics, electronics, RMG

Occupational Groups with gender focus in the close by clusters:

Occupations / Clusters	Involvement of male	Involvement of female	Blue color job	White color job %
<b>RMG</b>	20%	80%	90%	10%
<b>Plastics</b>	70%	30%	80%	20%
<b>Electronics</b>	70%	30%	80%	20%



Battery	90%	10%	80%	20%
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## 20. Impact on natural and social indicators:

Indicators	Narrative
Loss of shelter/ homestead	There is no shelter/homestead on this plot
Loss of income or means of livelihoods	Compensation for the loss is planned in BHTPA master plan
Deprivation and displacement	Since in this project there will be no displacement of people hence there is no social impact due to the project.
Inconvenience and nuisance of public due to construction work of TCs	There is no public place, so nuisance will not occur
Social unrest (Potential labor influx and future unrest if any)	Did not find any possibility, rather more income opportunity will be created for the local community
Relocation/rehabilitation plan	Yes, it is planned by the BHTPA authority
Harmonious coexistence with the local community	√
Future Potential Expansion	Yes, possible

Source: EA (environmental assessment) of the project and primary observation



## Annex: 3 Land Assessment for GETC -3

### Plot-9: Plastic Industry Park, Munshiganj

**Land ownership:** Bangladesh Small and Cottage Industries Corporation (BSCIC)

**Contact Person:** Mr..Nijam Uddin,  
Project Director, Plastic Industry Park  
0179-2203646

**Background:** Bangladesh Small and Cottage Industries Corporation (BSCIC) will establish a plastic industrial park in Sirajdikhan upazila of Munshiganj district. The size of the Plastic Industrial Park will be of 50 acres while the projected budget for setting up the park has set at Tk 210.48 crore and 348 industrial units will be allocated in the park. Employment opportunities for 17,400 people will be created once the industrial park is established.

**Presence of clusters and enterprises:** Bashundhara Private Economic Zone is very close from this land where Bashundhara Group is set to accommodate nearly 20 factories for food processing, liquid petroleum gas (LPG) cylinder manufacturing, powder coated paint manufacturing, concrete block and batching, bitumen manufacturing, edible oil refinery, and polypropylene bag manufacturing. The other clusters are not organized and mostly dominated by ship-building support service providers.

**Social Safeguard:** BSCIC has developed a plan for social safeguarding. Major areas of considerations should be

- *Procedure for liaison with local people has to be established before commencement of the construction work.*
- *BSCIC must clearly explain to local people about the need for the project for both the country and regional contexts;*
- *BSCIC must reassure the public about compliance with environmental impact mitigation measures and safety measures prepared for local communities;*
- *Local communities must be consulted before commencing any future development projects in or near their community;*
- *Large concentration of housing for construction labourers should be avoided Staff to be recruited locally where feasible.*
- *BSCIC shall encourage contractor to employ local people during construction work;*
- *Establish good relationships with local communities and help support their community activities;*

**Environmental Safeguard:** the BSCIC has made a detailed Environmental Management Plan (EMP) for the environmental safeguarding which will be applicable for all the enterprises established inside the park. GETC authority should make close consultation with BSCIC authority and follow the environmental safeguard policy. The overall finding of the EA (environmental assessment) is that the activities inside the park will not cause any

significant adverse environmental impacts, provided that adequate mitigation measures are implemented. The proposed mitigation measures are prescribed conceptually in the EA, as an outline EMP. This will be developed by the EC4J in the construction phase.

**Overall observation:** As the land is inside the Plastic Industry Park, so it can serve the plastic industry very well. Moreover, electrical and electronics, bicycle, and battery industry can also be benefitted from this GETC. Dhaka-Mawa express highway has made the communication so comfortable that the SMEs of Old Dhaka can easily take their required service from GETC if established on this land.

**Table Error! No text of specified style in document.-1: PLASTIC INDUSTRY PARK, MUNSHIGANJ Land at a Glance**

Land size	DAP/CDA		Water Body		Crop Land		Restriction from Civil Aviation		Underlying Founding soft Sub-Soil		Isolation from Residential / Public Places	
	Yes	No	Yes	No	Yes	No	Yes	No	Yes	No	Yes	No
<b>10 acres</b>		✓	✓			✓		✓	✓			✓

#### Photos of the land from different angle:



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## Assessment Sheet

**Location of the Land: Plastic Industry Park, Shirajdikhan, Munshiganj**

**Visit date: 14 January 2020**



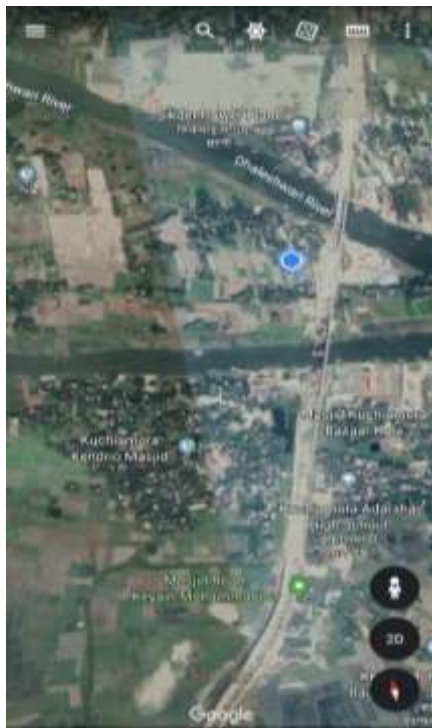


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Locality



**1. Status of land (put ✓ mark):**

Government / Economic Zone	Private	Other
Government (BSCIC)		

**2. Price of the land**

Mouza Rate	Handover Price	Source of Information
n/a	Not yet set.	BSCIC

- 3. Smoothness of taking the land in possession (willingness of owner):** Project Director of Plastic Industrial Park is willing to allocate the land for establishment of the proposed GETC.



- 4. Industry preference:** Industry owners of plastic sector are very much interested to avail services from the GETC if it is established at this park. Because a large number of SMEs from the Old Dhaka will be relocated to this park. Moreover, the newly constructed Dhaka-Maowa express highway has made the communicate very convenient for the other industry owners of keraniganj, Dohar, and Nawabganj area to come and take service from GETC if established here.
- 5. Acquisition Time and Method:** government has already acquired the land under BSCIC. Land filling activities are on-going. Allocation of plot by BSCIC in favor of Ec4J can be completed within six months if the relevant authorities are cordial to do so.

Does the land require acquisition/lease/purchase? If required then following consideration should be on account.

Yes	No	Method of acquisition	Remarks
	No		

This land is already acquired by the government.

Estimated time (in months) to prepare land after taking in possession:

SL No	Activity	Required time (in months)
1	Land filling	5
2	Boundary wall building	4
3	Utility connection	2
4	Building of other utility services (drainage, sewerage, etc.)	4
	TOTAL	15 months (few activities can be done at the same time)

- 6. Crop land criteria:** this is not a crop land.

- 7. Availability of utility:**

Electricity	Yes, available inside the adjacent area
Gas	Yes, available inside the adjacent area
Water	Yes, available inside the adjacent area

- 8. Availability of fire service:**

Name of close by fire station	Distance (in Km) from land
BSCIC Fire Station, Fatullah, Narayanganj	21 km



In addition to the existing fire station, BSCIC will develop own firefighting system inside the industrial park.

**9. Availability of govt. security services: industrial police / or any other agencies:**

Currently there is no industrial police service in this area, but regular police is there. Once the park gets functional, industrial police will also be available.

- 10. Scope of expansion:** horizontal expansion will be difficult as there will be large number of small and medium factories inside this park leaving almost no empty space. So plan should be taken for vertical expansion.
- 11. Distance from residential area:** The nearest residential area is within 200meter from the allocated plot.
- 12. Underlying founding soft sub-soil:** From the visual inspection of the experts and information available from the locality, it was identified that underlying sub soil is soft/sandy in nature.
- 13. Height above mean sea level (MSL):** the land is approximately 4 meter lower than the Dholeswari Bridge-2and MSL is 7 m.
- 14. Flood possibility:** last flood in this area occurred during 2008 and it stayed only for 10-12 days. There is no water logging during rainy season as the land is adjacent to the river.
- 15. Surrounding relevant clusters and market information:** prevailing clusters at present are -
  - Battery
  - Plastic

Future clusters of potential growth:

- Electrical and electronics

**16. Road connectivity / Accessibility:**

This land is adjacent to Dhaka-Mawa express highway. But at present there is no connecting road to this plot. Local people use a improvised kacha road to access the land. Once the land filling is completed, BSCIC will construct an access road to the land.

Number of access road	Type of road (Kacha / Paka)	Width of the road (in Ft)	Distance from close by Highway / Railway
1	kacha	15	<ul style="list-style-type: none"> <li>• Adjacent to the Dhaka-Mawa express highway</li> </ul>



**17. Presence of water body:**

Number of water body	Type	Area of water body	Distance
1	River	Sufficient	300m

**18. Impact on environmental indicators:**

Indicator	Yes	No
• Effluent discharge arrangement	Yes, it is planned by BSCIC	
• Environmental preservation measures	Yes, it is planned by BSCIC	
• Potential risks/hazards from chemical substances		No.
• Risks related to drainage and bio-diversity	The land is adjacent to Dhaleshwari river, so water logging does not occur. But BSCIC has developed proper plan for drainage.	
• Risks related to flood / inundation		The area is in low flood risk zone
• Overall environmentally friendly	Yes, but environmental preservation measure should be taken so that the river does not get polluted.	

**19. Impact on gender/minority/ethnicity:**

Indicators	Narrative
Status of different ethnic communities	No ethnic community found
Different religions groups and practices	Mixed. Both Muslims and Hindus are living.
Women and vulnerable communities	No vulnerable community found
Other major economic activities of the surrounding communities	Work in the nearby industries, especially in Bashundhara Private Economic Zone.
Major industries/clusters with gender focus	Battery, plastics

Occupational Groups with gender focus in the close by clusters:



## 20. Impact on natural and social indicators:

Indicators	Narrative
Loss of shelter/ homestead	There is no shelter/homestead on this plot
Loss of income or means of livelihoods	Compensation for the loss is planned in BSCIC's master plan
Deprivation and displacement	Since in this project there will be no displacement of people hence there is no social impact due to the project.
Inconvenience and nuisance of public due to construction work of TCs	There is a small locality in the adjacent area. So appropriate measures should be taken to reduce the impact.
Social unrest (Potential labor influx and future unrest if any)	Did not find any possibility, rather more income opportunity will be created for the local community
Relocation/rehabilitation plan	Yes, it is planned by the BSCIC authority
Harmonious coexistence with the local community	√
Future Potential Expansion	Yes, vertical expansion is possible

Source: EA (environmental assessment) of the project and primary observation



## Annex: 4 Land for DTC

### ASSESSMENT WITH SOCIAL SCREENING OF LAND FOR DTC

(Baro Babanipur Mouja, Kashimpur, Gazipur City Corporation, District: Gazipur)

Private land, Area: appx. 5.0 acres

Sl. No	Indicators	Allotted marks	Score	Remarks
1	Assess the proposed location from key accessibility & connectivity parameters (will get 10 if situated to the adjacent of Highway) such as: i) How many access/connectivity road/s are available. (more than 1 gets maximum 2 marks) - 0 ii) Length of road from National Highway (NH) or Feeder road type -A/B or Rural Road (RR) to the plot but have access road to the plot >3.0m (<0.5 km from NH/A- type road get maximum 8 marks, to the side of type B/RR road get 3 & will apply iii, vi & v) - 2 iii) Width of the existing road. (>3.0 meter will get maximum 2 marks) -2 iv) Condition of access road: Paved / HBB / Earthen (If paved / HBB will get maximum 2) -2 v) Have opportunity to develop the access road to widen & pave by the project (will get 1 if positive) -1	10	7	
2	Assess the size, shape and utilization of the land, such as: i) Area of land good for immediate construction (if good get 3) - 2 ii) Is land development requires by filling (how many feet) (> 1 meter will get zero, otherwise 1 ) - 0 iii) Is there any opportunity for future extension (if positive will get 1, otherwise zero) – 1 iv) Shape of the land (rectangular/square/other) (for rectangular/ square will get 1, otherwise zero) – 0.5 v) * Lands in different Dag No. but side by side. (will get 2, otherwise get 0 & raise question in selecting land) - 1	8	4.5	determined by LMS
3	Assess the cost of acquisition / leasing of the land per acre (including cost of land, re-settlement etc.) -8	8	8	determined by LMS
4	Assess the legal ownership of the land in its present status, such as: i) Ease of hand over (5) - 4 ii) Buy / lease /acquisition (10) -6	15	10	determined by LMS
5	Assess the reasonable time to successfully complete the procedure related to title holding such as: i) Duration of acquiring process (6 months after initiation acquisition - 8) - 6 ii) Duration of take possession of the land (6 months after initiation acquisition - 7) - 6	15	12	determined by LMS





Sl. No	Indicators	Allotted marks	Score	Remarks
6	Assess location, proximity to customer generators & industry clusters, such as: i) Modes of transportation from the main road (more than 1 option will get maximum 5) - 5 ii) Distance from main industry/cluster/s (<10 km will get 2.5 maximum) - 2 iii) Nearby type/ nature of establishment (e.g. if chemical & hazardous industry will get zero, otherwise 2.5) - 2	10	9	
7	Assess the existing utility facilities, such as: i) Is there exists electricity, water supply i/c its quality, gas supply, sewage system etc. (for each system will get 1.25) - 2.5 ii) If currently not available, opportunity to access those services in the near future (if there is opportunity, for each facility will get 0.5) - 1	5	3.5	
8	Assess to prepare the land i) Tentative time (< 3 months will get 4, more than 1 year will get 1) - 3 ii) Estimated cost (up to taka 500,000 per acre will get 4 & will gradually down score for each point for increasing each lakh taka) - 3 iii) *Estimated soil condition (comparatively better soil condition will get 3) - 2	11	8	determined by TS
9	<b>Assess the critical risk and challenges associated with Social Safeguard issues such as:</b> a. Residential buildings, industrial structures, agricultural land etc. (if not, maximum-3 marks) - 3 b. Resettlement, ownership claims, individual / community grievances, etc. (if not, max. 3 marks) -3 c. Land filling of water bodies, felling trees, industry effluent, smoke emission, air pollution, etc. sourcing within 1 km (if not, max. 3 marks) -3 d. Wetland, forest, ECA issues (if not, max. 3 marks) - 1 e. Historical heritage (max. 3 marks) – 3 f. Tribal Community	15	13	determined by SMS & EMS
10	Others: i) Specific climate change vulnerability- say height of Highest Flood Level (HFL) – 0.5 ii) Assess provision for discharge of storm facilities (say, gravity flow towards canal etc.). -0.5 iii) Maximum & minimum depth of water table in a year iv) Nearby any future probability for high-rise building construction) -1	3	2	determined by TS

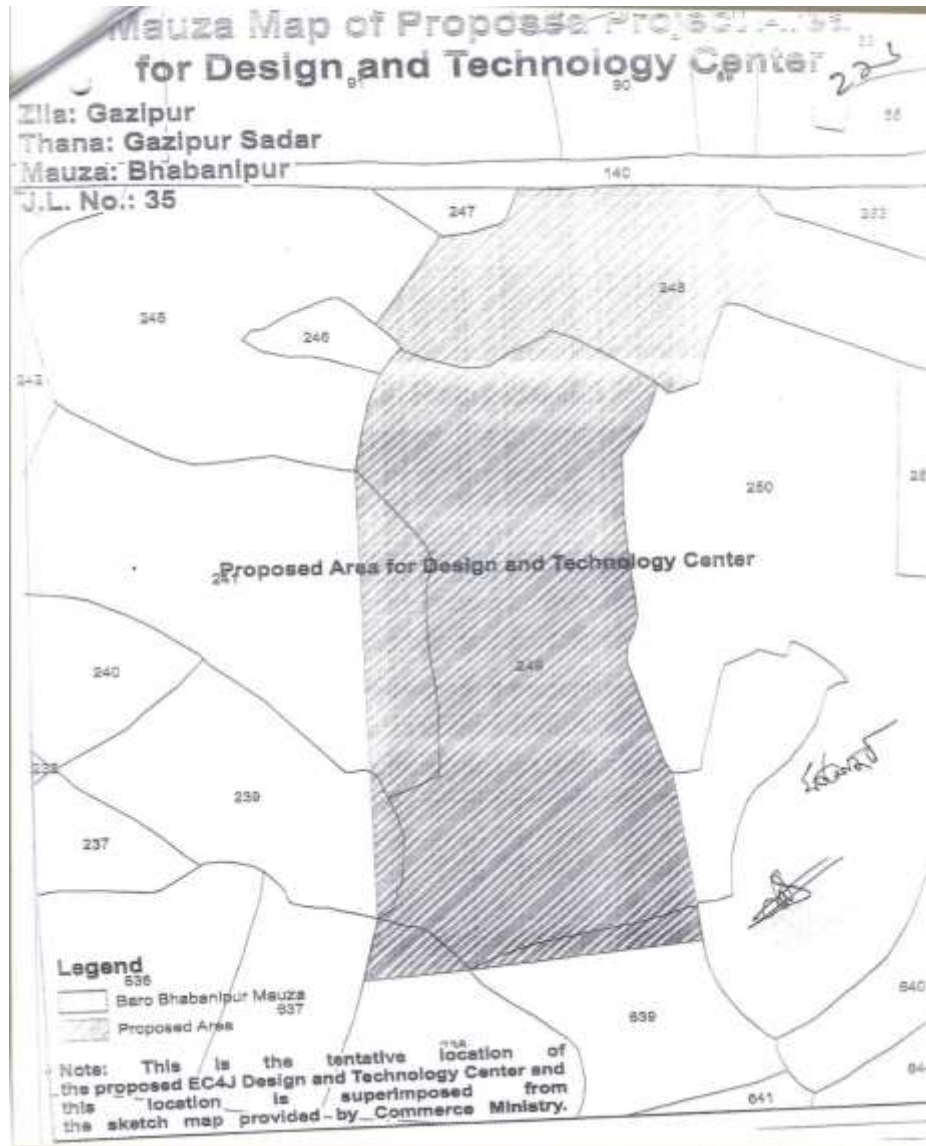


Site Visit  
Stakeholder consultation  
Boro Bhabanipur, Kashimpur, Gazipur



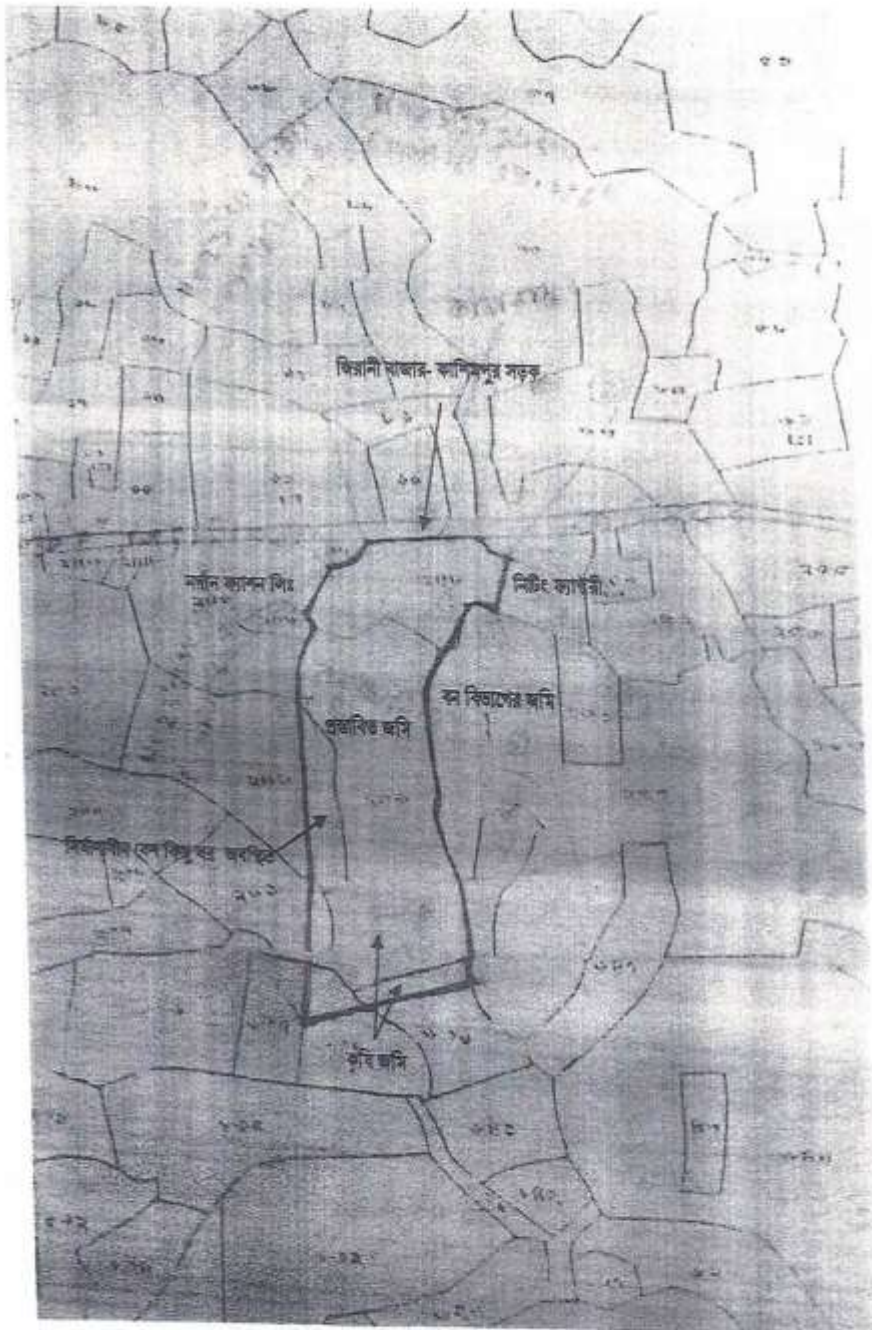
Site Visit  
Stakeholder consultation





**Figure: 10** Proposed Area for Design and Technology Center. Boro Bhabanipur, Kashimpur, Gazipur

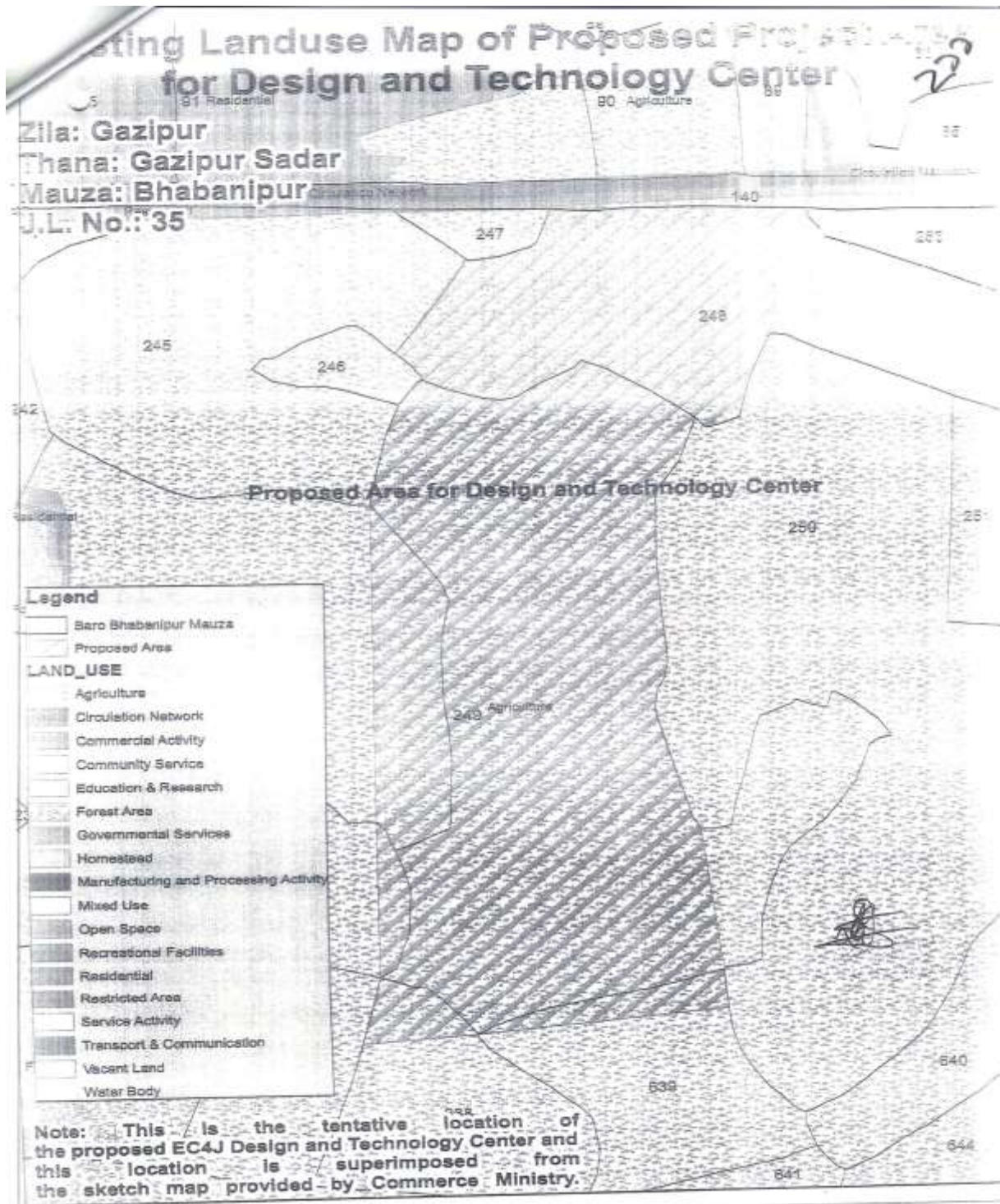
গাজীপুর জেলার গাজীপুর সদর উপজেলার বড় ভবানীপুর মৌজায় প্রস্তাবিত জমি প্রকল্প এলাকার মৌজা মাপে চিহ্নিত :



**Figure:11** Mouja Map of the proposed land for DTC

2012 R 8






**Figure:12** Mouja of the Proposed land for DTC





**Annex: No Objection Certificate from Gazipur City Corporation**

১৯০



**গাজীপুর সিটি কর্পোরেশন**  
নগর ভবন  
প্রশাসন শাখা  
**gcc.gov.bd**

শেখ হাসিনার মূলনীতি  
এবং শহরের উন্নতি

স্মারক নং-৪৬.১৯.০০০০.০০৪.৯৯.০০৬২০-১৯৮

তারিখঃ ২৪/৬/২০২০

বিষয়ঃ গাজীপুর জেলার সদর উপজেলায় বড় ভান্দীপুর বৌজার এজপোর্ট কম্পিউটিভনেস ফর জবস (EC4J) প্রকল্পের ডিজাইন এন্ড টেকনোলজি সেবার (ডিউসি) স্থাপনের জন্য প্রয়োজনীয় জমি অধিগ্রহণের সিদ্ধি অনুমতি পত্র।

পূর্বঃ এজপোর্ট কম্পিউটিভনেস ফর জবস (EC4J) প্রকল্পের সারসংক্ষেপ (২৪.০০.০০০০.০০৪.৯৯.০০৬২০-১৯৮)।

উপর্যুক্ত বিষয় ও সূত্রের প্রেক্ষিতে মহোদয়ের সদর অধিকারি ও প্রয়োজনীয় ব্যবস্থা গ্রহণের জন্য অনুরোধ করাচ্ছে যে, বাণিজ্য মন্ত্রণালয়ের আওতাধীন বিশ্ব ব্যাংকের অর্থায়নে বাস্তবায়নধীন এজপোর্ট কম্পিউটিভনেস ফর জবস ((EC4J)) প্রকল্পের ডিজাইন এন্ড টেকনোলজি সেবার (ডিউসি) স্থাপনের জন্য নিম্ন তফসিলভুক্ত ২.০০ (দুই দশমিক দুই) একর জমি অধিগ্রহণের গাজীপুর সিটি কর্পোরেশনের কোন আপত্তি নাই।

**"তফসিল"**

ক্রমঃ	জেলার নাম	বৌজার নাম	বর্গাকার মত্বর (আরএস)	মাণ্ড মত্বর (আরএস)	পাশে জমির পরিমাণ (একরে)	প্রকৌশলী	প্রয়োজনীয় জমির পরিমাণ (একরে)
০১.	গাজীপুর	বড় ভান্দীপুর	৮১	২৫৯	০.৯৮০০	বাইন	০.১২০০
০২.			৬৮	২৪১	২.০৬০০	টেক	০.৪২০০
০৩.			৪৮	২৪৮	১.৬০০০	বাইন	১.২২০০
০৪.			৭	২৪৯	০.৪০০০	বাইন	০.০৭০০
০৫.			৪৪	৬০৮	০.৭০০০	টেক	০.০৯০০
০৬.			৭	৬০৯	০.৭০০০	বাইন	০.০৮০০
মোটঃ ২.০০ (দুই দশমিক দুই) একর।							

জনাব মোঃ ওয়াহিদুল আজম  
প্রকল্প পরিচালক (অতিরিক্ত সচিব)  
এজপোর্ট কম্পিউটিভনেস ফর জবস প্রকল্প  
বাণিজ্য মন্ত্রণালয়  
সেল রোড এন ভেল (গেজেল-৬)  
কাজী নজরুল ইসলাম এভিনিউ, ঢাকা-১০০০।

স্মারক নং-৪৬.১৯.০০০০.০০৪.৯৯.০০৬২০-  
সদর অবশিষ্ট ও প্রয়োজনীয় ব্যবস্থা গ্রহণের জন্য অনুরোধ।

০১. সচিব, বাণিজ্য মন্ত্রণালয়, বাংলাদেশ সচিবালয়, ঢাকা।  
০২. বিভাগীয় কমিশনার, ঢাকা।  
০৩. জেলা প্রশাসক, গাজীপুর।  
০৪. উপ-প্রকল্প পরিচালক (১/২/৩), এজপোর্ট কম্পিউটিভনেস ফর জবস প্রকল্প, ১১৬ কাজী নজরুল ইসলাম এভিনিউ, ঢাকা।

তারিখঃ ২৪/৬/২০২০

মোঃ মোস্তাফিজুর রহমান  
সচিব  
গাজীপুর সিটি কর্পোরেশন।  
ফোন নং-০১৭১৬০২৫৬৭৮  
ই-মেইলঃ msp.khu@gmail.com

তারিখঃ .....

||  
সচিব  
গাজীপুর সিটি কর্পোরেশন  
গাজীপুর।

D:\ccs\Admin-11\formica



**Annex: No Objection Certificate from the Razdani Unnoyan Kotttripokhoo**

২৯

রাজধানী উন্নয়ন কর্তৃপক্ষ  
রাজউক ভবন, ঢাকা।

স্মারক নং-২৪.৩৯.০০০০.০৩১.৩৬.০০৪.২০ : ৬৪৬ তারিখঃ ২৪/১০/২০২০

বিষয়ঃ গাজীপুর সদর উপজেলাধীন বড় ভবানীপুর মৌজার আর এস ২৩৯, ২৪১, ২৪৮, ২৪৯, ৬৩৮, ৬৩৯ (অংশ) দাণের কসবেশি ৫.০০ একর জমিতে ডিজাইন এন্ড টেকনোলজি সেন্টার (ডিটিসি) স্থাপনের জন্য জমি অধিগ্রহণের বিষয়ে অনাপত্তি প্রদান প্রসঙ্গে।

সূত্রঃ বাণিজ্য মন্ত্রণালয়ের স্মারক নং- ২৬.০০.০০০০.০১০.০০৭.০৫২.১৮.৭৮৭ তারিখঃ ০৫ অক্টোবর ২০২০ খ্রিঃ

উপর্যুক্ত বিষয় ও সূত্রের পরিপ্রেক্ষিতে আদিত হয়ে জানানো যাচ্ছে যে, বড় ভবানীপুর মৌজার আর এস ২৩৯, ২৪১, ২৪৮, ২৪৯, ৬৩৮, ৬৩৯ (অংশ) দাণের জমির উত্তর পাশে ডিটেইন্ড এরিয়া প্ল্যান (DAP) এ প্রস্তাবিত ৩০.৪৫ মিটার প্রশস্ত রাজা ঘারা ক্ষতিগ্রস্ত ১০.০৫ মিটার জায়গা সংরক্ষণ করার শর্তে এবং ডিজাইন এন্ড টেকনোলজি সেন্টার (ডিটিসি) নির্মানের বিষয়টি অনন্বার্থ সংশ্লিষ্ট ও দেশের অর্থনীতি উন্নয়নে গুরুত্বপূর্ণ ভূমিকা পালন করবে বিধায় আবেদনকৃত জমিতে জমি অধিগ্রহণে রাজউকের কোন আপত্তি নাই।

বিষয়টি আপনাকে নির্দেশক্রমে অবহিত করা হল।

প্রকল্প পরিচালক (অতিরিক্ত সচিব)  
এক্সপোর্ট কম্পিটিভেনেস ফর জবস (EC4J) প্রকল্প,  
বাণিজ্য মন্ত্রণালয়, সেল রোজ এন জেল (ফেজেল-৬),  
কারী নজরুল ইসলাম এভিনিউ, ঢাকা-১০০০

২৪/১০/২০২০

শামীমা বেগম  
সচিব (চলতি দায়িত্ব)  
রাজধানী উন্নয়ন কর্তৃপক্ষ, ঢাকা।  
ফোনঃ ৯৬৮৮৬৬০

স্মারক নং-২৪.৩৯.০০০০.০৩১.৩৬.০০৪.২০

তারিখঃ

অনুলিপি সদয় জ্ঞাতার্থেঃ

০১। সিল্যান্স অফিসার, রাজউক (চেয়ারম্যান মহোদয়ের সদয় অবগতির জন্য)।

সচিব (চলতি দায়িত্ব)  
রাজধানী উন্নয়ন কর্তৃপক্ষ, ঢাকা।



**Attachment: No Objection Certificate from the Directorate of Environment**

শেখ হাসিনার বাংলাদেশ  
পরিবেশ পরিবেশ



গণপ্রজাতন্ত্রী বাংলাদেশ সরকার  
পরিবেশ অধিদপ্তর  
পাটীগুর জেলা কার্যালয়  
ইনসিডি টাওয়ার  
বাড়ি নং- ৪৮/১৪ (৩য় তলা), ব্লক-এ, সার্ভি রোড  
ঢাকা, অরুণোদয়পুর, পাটীগুর।  
[www.doc.gov.bd](http://www.doc.gov.bd)

পত্র নম্বর ২২.০২.০৩০০.১৩৮.৭২.০২৪.২০.৬৭০

তারিখ ০৪/০৬/১৪২৭ বঙ্গাব্দ  
১৮/০৬/২০২০ খ্রিষ্টাব্দ

নিম্নলিখ পাটীগুর জেলার সদর উপজেলার বড় ভানীপুর মৌজায় এক্সপোর্ট কম্পিউটিজনেস ফর জবস (EC4J) প্রকল্প ডিজাইন এন্ড কেটেনেলজিং সেন্টার (ডিটিসি) স্থাপনের জন্য প্রস্তাবিত মৌজা- বড় ভানীপুর, আর. এস. দাগ নং- ২৩৯, ২৪১, ২৪৮, ২৪৯, ৬৩৮ ও ৬৩৯ উপজেলা- পাটীগুর সদর, পাটীগুর এ অবস্থিত মোট ৫.০০ (পাঁচ দশমিক শূন্য শূন্য) একর জমি/ভূমি অধিগ্রহণের লক্ষ্যে অনাপত্তিপত্র।

সূত্র: স্বস্বাক্ষর নং ২৬.০০.০০০.০১০.০০৭.০০২.১৮/৫৮০; তারিখ ১০/০৬/২০২০ খ্রি।

উপযুক্ত বিষয় ও সূত্রের পরিশ্রেণিতে, পাটীগুর জেলার সদর উপজেলার বড় ভানীপুর মৌজায় এক্সপোর্ট কম্পিউটিজনেস ফর জবস (EC4J) প্রকল্প ডিজাইন এন্ড কেটেনেলজিং সেন্টার (ডিটিসি) স্থাপনের জন্য প্রস্তাবিত মৌজা- বড় ভানীপুর, আর. এস. দাগ নং- ২৩৯, ২৪১, ২৪৮, ২৪৯, ৬৩৮ ও ৬৩৯ উপজেলা- পাটীগুর সদর, পাটীগুর এ অবস্থিত মোট ৫.০০ (পাঁচ দশমিক শূন্য শূন্য) একর জমি/ভূমি অধিগ্রহণের লক্ষ্যে নিম্নবর্ণিত বিষয়াদি প্রতিপালনের শর্তে অত্র দপ্তর হতে নির্দেশক্রমে অনাপত্তিপত্র প্রদান করা হলো।

**শর্তাবলী:**

- অন্যোক্ত প্রকল্পের কার্যক্রমের মাধ্যমে যতকৈ পরিপার্শ্বিক পরিবেশ (ঘাট, মাটি, শানি, বায়ু)-এর উপর কোন বিরূপ প্রভাব না পড়ে সে বিষয়ে যথোপযুক্ত ব্যবস্থা গ্রহণ করতে হবে।
- প্রকল্পের কার্যক্রমের আওতায় পারিপার্শ্বিক জীববৈচিত্র্য ও বন/পাহাড়লা ক্ষতিগ্রস্ত করা যাবে না এবং প্রাকৃতিকভাবে সৃষ্ট নদীমা ও খালের প্রবাহ কোনভাবেই বিঘ্নিত করা যাবে না।
- এ প্রকল্প কার্যক্রমে সৃষ্ট কঠিন বর্জ্য পত্রিকল্পিত উপায়ে সংগ্রহপূর্বক পরিবেশদূষণকারী নিরাপদ অপসারণ অথবা পুনঃব্যবহারের ব্যবস্থা করতে হবে।
- অন্যোক্ত প্রকল্প কার্যক্রমে Green Building Concept-সমূহ যথাযথভাবে অনুসরণ করতে হবে। নবায়নযোগ্য জ্বালানী (সৌরশক্তি) ব্যবহার এবং প্রয়োজ্য ক্ষেত্রে বাংলাদেশ ম্যাশমাল বিল্ডিং কোড যথাযথভাবে অনুসরণ করতে হবে।
- এ প্রকল্প কার্যক্রমের আওতায় শব্দ নিয়ন্ত্রণের জন্য যথাযথ ব্যবস্থানি গ্রহণপূর্বক ভা সর্বদা কার্যকর রাখতে হবে এবং শব্দের মানমাত্রা শব্দ সূচক (নিয়ন্ত্রণ) বিধিমালা-২০০৬ এর মধ্যে থাকতে হবে।
- প্রকল্প এলাকায় ন্যূনতম ৩০% জাতীয় ফলদ ও কলা গাছ লাগিয়ে সুসুজান করতে হবে।
- অগ্নি নির্বাপনকল্পে যথোপযুক্ত ব্যবস্থানি গড়ে তুলতে হবে। এ প্রকল্প কার্যক্রমের বাস্তবায়নে কর্মরত কর্মীদের পেশাগত স্বাস্থ্য রক্ষার্থে সকল ব্যবস্থা গ্রহণ করতে হবে।
- অন্যোক্ত প্রকল্পের কার্যক্রমের মাধ্যমে নদী/খাল/বিল/ঘাওর/বাওড়া/দিঘি/পুকুর/অর্গা/জলাশয় কল্যাণ করা যাবে না।
- অন্যোক্ত প্রকল্পের আওতায় ৬ (ছয়) হেক্টর উপরে কোন ভবন নির্মাণ করা হলে বিধি মোতাবেক পরিবেশগত ছাড়পত্রের জন্য পরিবেশ অধিদপ্তর, পাটীগুর জেলা কার্যালয় দ্বারা অনুমতি গ্রহণ করতে হবে এবং পরিবেশগত ছাড়পত্র গ্রহণ করতে হবে।
- প্রকল্পের বাস্তবায়ন অধীনে পরিবীক্ষণ ক্ষেত্রে কমিটিতে পরিবেশ অধিদপ্তরের সংশ্লিষ্ট মহানগর/বিজ্ঞানী/আঞ্চলিক/জেলা কার্যালয়ের একজন প্রতিনিধি অঙ্গীভূত করতে হবে।
- প্রকল্প বাস্তবায়নকালীন সময়ে পরিবেশ অধিদপ্তর কর্তৃক অন্য কোন নির্দেশনা প্রদত্ত হলে তা যথাযথভাবে অনুসরণ করতে হবে।
- এই অনাপত্তিপত্র ভূমির মালিকানা স্বত্ব নিরূপণ করে না।

১৪.০৬.২০২০  
(মোঃ আর সাদাম সরকার)  
উপপরিচালক  
ফোনঃ ০২-৪৯২৬১৭৪৪

প্রকল্প পরিচালক (অতিরিক্ত সচিব)

এক্সপোর্ট কম্পিউটিজনেস ফর জবস প্রকল্প, বাসিআ মন্ত্রণালয়।

অনুলিপি মহোদয়ের সদর অফিসের জন্য।

১। পরিচালক, পরিবেশ অধিদপ্তর, ঢাকা অঞ্চল কার্যালয়, ঢাকা।

২। সহকারী পরিচালক, মহাপরিচালক মহোদয়ের দপ্তর, পরিবেশ অধিদপ্তর, ঢাকা।



**Annex: No Objection Certificate from the Directorate of Forest**

৩৭৫

গণপ্রজাতন্ত্রী বাংলাদেশ সরকার  
প্রধান বন সংরক্ষকের কার্যালয়  
বন অধিদপ্তর  
বন ভবন, আগারগাঁও, ঢাকা-১২০৭  
www.bforest.gov.bd

স্মারক নম্বর: ২২.০১.০০০০.০০০.০৮.০১১.২০.১৯.১৬১

তারিখ: ২৮ জ্যৈষ্ঠ ১৪২৭

১১ জুন ২০২০

বিষয়: এক্সপোর্ট কম্পিটিভনেস ফর জবস প্রকল্পের ডিজাইন টেকনোলজি সেন্টার নির্মাণের লক্ষ্যে গাজীপুর জেলার কাশিমপুরে বড় ভবানীপুর মৌজাধীন প্রস্তাবিত ডকসিলভ্রুজ জমিতে বন বিভাগের না দাবী সংক্রান্ত প্রত্যয়ন।

সূত্র: (ক) আপনার পত্র নং-২৬.০০.০০০০.০১০.০০৭.০৫২.১৮.৪৬৮ তাং-১১/০৩/২০২০ খ্রিঃ।

(খ) বন সংরক্ষক, কেন্দ্রীয় অঞ্চল, ঢাকার পত্র নং-২২.০১.০০০০.৬০১.০৮.০০১.২০.৫৬৮ তাং-০৭/০৬/২০২০ খ্রিঃ (কপি সংযুক্ত)।

সূত্রোক্ত পত্রের প্রেক্ষিতে জানানো যাচ্ছে যে, এক্সপোর্ট কম্পিটিভনেস ফর জবস প্রকল্পের ডিজাইন ও টেকনোলজি সেন্টার নির্মাণের লক্ষ্যে গাজীপুর জেলার সদর উপজেলাধীন কাশিমপুর রেজের কাশিমপুর বিটের আওতাধীন বড় ভবানীপুর মৌজার আর,এস, দাগ নং-২৩৯, ২৪১, ২৪৮, ২৪৯, ৬৩৮ এবং ৬৩৯ এর ভূমি বন বিভাগের গেজেটভুক্ত বনভূমি নহে। তবে আর, এস, দাগ নং-২৪৮, ২৪৯ ও ৬৩৯ এর ভূমির সীমানা সংলগ্ন গেজেটভুক্ত বনভূমির সীমানা বিদ্যমান যার সি, এস দাগ নং-২৩৫ ও আর, এস দাগ নং-২৫০ এবং সি, এস দাগ নং-২২১ ও আর, এস দাগ নং-২৫৩ এর উক্ত ভূমিতে কার্যক্রম গ্রহণের পূর্বে যৌথ জরীলের মাধ্যমে সংলগ্ন বনভূমির সাথে সীমানা চিহ্নিতকরণের (Boundary Demarcation) প্রয়োজন রয়েছে।

বিষয়টি আপনার অবগতি ও পরবর্তী ব্যবস্থা গ্রহণের জন্য প্রেরণ করা হলো।

১১-৬-২০২০

মোঃ আমীর হোসাইন চৌধুরী  
প্রধান বন সংরক্ষক (রুটিন দায়িত্ব)

প্রকল্প পরিচালক (অতিরিক্ত সচিব), এক্সপোর্ট  
কম্পিটিভনেস ফর জবস প্রকল্প, বাণিজ্য মন্ত্রণালয়

স্মারক নম্বর: ২২.০১.০০০০.০০০.০৮.০১১.২০.১৯.১৬১/১(২)

তারিখ: ২৮ জ্যৈষ্ঠ ১৪২৭  
১১ জুন ২০২০

অবগতি ও কার্যার্থে প্রেরণ করা হল:

- ১) বন সংরক্ষক, কেন্দ্রীয় অঞ্চল, ঢাকা
- ২) বিভাগীয় বন কর্মকর্তা, ঢাকা বন বিভাগ

১১-৬-২০২০

মোঃ আমীর হোসাইন চৌধুরী  
প্রধান বন সংরক্ষক (রুটিন দায়িত্ব)





**Annex: No Objection Certificate from the Housing and Public Works Department**

1

গণপ্রজাতন্ত্রী বাংলাদেশ সরকার  
গৃহায়ন ও গণপূর্ত মন্ত্রণালয়  
নগর উন্নয়ন অধিদপ্তর  
ট্রেনিং এন্ড ডকুমেন্টেশন সেল  
www.udd.gov.bd



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স্মারক নম্বর: ২৫.৪৫.০০০০.০০০.৩৩.০০৮.১৭.১৩৬

তারিখ: ৬ কার্তিক ১৪২৭

২২ অক্টোবর ২০২০

বিষয়: গাজীপুর জেলার সদর উপজেলার বড় ভবানীপুর মৌজায় এক্সপোর্ট কম্পিটিটিভনেস ফর জবস (EC4J) প্রকল্পের ডিজাইন এন্ড টেকনোলজি সেক্টর (ডিটিসি) স্থাপনের জন্য ভূমি অধিগ্রহণের নিমিত্তে অনাপত্তি পত্র প্রদান প্রসঙ্গে।

সূত্র: ২৫.৪৫.০০০০.০০০.৩৩.০০৮.১৭.১৩৬ ২০ অক্টোবর ২০২০

স্মারক নং- ২৬.০০.০০০০.০১০.১৪.০৭.০৫২.১৮-৮০০

উপরিস্থিত বিষয় ও সূত্রের প্রেক্ষিতে, বাণিজ্য মন্ত্রণালয় হতে গাজীপুর জেলার সদর উপজেলায় এক্সপোর্ট কম্পিটিটিভনেস ফর জবস (EC4J) প্রকল্পের ডিজাইন এন্ড টেকনোলজি সেক্টর (ডিটিসি) স্থাপনের জন্য গাজীপুর সদর থানাধীন বড় ভবানীপুর মৌজায় ৫.০০ (পাঁচ দশমিক শূণ্য শূণ্য) একর জমি অধিগ্রহণের নিমিত্তে অনাপত্তি পত্রের জন্য আবেদন করেছে। যার মৌজা (মৌজা ম্যাপ, সংযুক্তি-০১) শিডিউল নিম্নরূপ:

খানা নাম	মৌজা নাম	জে.এল.নং	শিট নং	আর.এস.দাগ নং	জমির পরিমাণ (একর)	পূর্ণ/আংশিক
জয়দেবপুর	বড় ভবানীপুর	৩৫	০১	২৪৮, ২৪৯, ২৩৯, ২৪১	৪.৮৩	আংশিক
জয়দেবপুর	বড় ভবানীপুর	৩৫	০২	৬৩৮, ৬৩৯	০.১৭	আংশিক
মোট=					৫.০০ একর	

তদু প্রেক্ষিতে উক্ত এলাকা সরেজমিনে পরিদর্শন করা হয়েছে। পরিদর্শন প্রতিবেদন অনুযায়ী, প্রস্তাবিত জমির অধিকাংশ জায়গা নিচু জমি ও বাকী অংশ কৃষি কাজে ব্যবহৃত হচ্ছে এবং জমির উত্তরে জিরানী বাজার – কাশিমপুর সড়ক যা ডায়ে ১০০ ফুট প্রশস্ত রাস্তার প্রস্তাবনা দেয়া রয়েছে (Google Map, সংযুক্তি-০২, পরিদর্শন প্রতিবেদন, সংযুক্তি-০৩)। Detail Area Plan (DAP) এর Database পর্যালোচনা করে দেখা প্রস্তাবিত স্থানের বর্তমান ভূমি ব্যবহার কৃষি (বর্তমান ভূমি ব্যবহার ম্যাপ, সংযুক্তি-৪) এবং প্রস্তাবিত ভূমি ব্যবহার কৃষি এবং Proposed Road Network (প্রস্তাবিত ভূমি ব্যবহার ম্যাপ, সংযুক্তি-৫) হিসেবে চিহ্নিত আছে। রাজধানী উন্নয়ন কর্তৃপক্ষ (রাজউক) কর্তৃক উক্ত স্থানে প্রস্তাবিত ৩০.৪৫ মি প্রশস্ত রাস্তার ক্ষতিগ্রস্ত ১০.০৫ মি, জমি ছেড়ে দেয়ার শর্ত সাপেক্ষে অনাপত্তি প্রদান করা হয়েছে (স্মারক নং-২৫.৩৯.০০০০.০৩১.৩৬.০০৪.২০.৬৪৮) (রাজউক এর অনাপত্তি পত্র, সংযুক্তি-০৬)।

এমতাবস্থায়, গাজীপুর জেলায় এক্সপোর্ট কম্পিটিটিভনেস ফর জবস (EC4J) প্রকল্পের ডিজাইন এন্ড টেকনোলজি সেক্টর (ডিটিসি) নির্মাণ এর জন্য বড় ভবানীপুর মৌজায় প্রস্তাবিত দাপে পরিদর্শন প্রতিবেদন এবং নিম্নলিখিত শর্ত সাপেক্ষে প্রস্তাবিত ৫.০০ (পাঁচ দশমিক শূণ্য শূণ্য) একর জমি অধিগ্রহণে নির্দেশক্রমে নগর উন্নয়ন অধিদপ্তরের কোন আপত্তি নাই।



০১. DAP এ প্রস্তাবিত ৩০.৪৫ মিটার প্রশস্ত সড়কের জমি সংরক্ষণ পূর্বক নিজস্ব Access Road তৈরী করতে হবে।

০২. প্রস্তাবিত জমিতে স্থাপনা নির্মাণ করা হলো উক্ত এলাকায় পানির প্রবাহ অক্ষুণ্ন রাখতে প্রয়োজনীয় ব্যবস্থা গ্রহণ করতে হবে।

উল্লেখ্য যে, এই অনাপত্তি বাণিজ্য মন্ত্রণালয় কর্তৃক প্রস্তাবিত জমি অধিগ্রহণের জন্য নগর উন্নয়ন অধিদপ্তরের অনাপত্তি ব্যতীত অন্য কোন মালিকানা বা শর্ত নির্ধারণ করে না। বর্ণিত জায়গায় কোন উচ্ছেদ বা আইনগত জটিলতার উদ্ভব হলে তা প্রত্যাশী সংস্থা বহন করবে।

সংযুক্তি:

০১. প্রকল্পের স্থান চিত্রিতপূর্বক নোজা ম্যাপ।
০২. প্রস্তাবিত এলাকার Google Map।
০৩. পরিদর্শন প্রতিবেদন।
০৪. প্রকল্প এলাকার বর্তমান ভূমি ব্যবহার ম্যাপ।
০৫. প্রকল্প এলাকার প্রস্তাবিত ভূমি ব্যবহার ম্যাপ।
০৬. রাজউক এর ছাড়পত্র।



২২-১০-২০২০

আবদুস সালাম  
সিনিয়র প্রোগ্রামার

জনাব মোঃ ওবায়দুল আজম, প্রকল্প পরিচালক  
এক্সপোর্ট কম্পিউটিভনেস ফর জবস প্রকল্প, বাণিজ্য মন্ত্রণালয়,  
১১৬, কাজী নজরুল ইসলাম এভিনিউ, ঢাকা-১০০০।

স্মারক নম্বর: ২৫.৪৫.০০০০.০০০.০০.০০৮.১৭.১৩৬/১(৩)

তারিখ: ৬ কার্তিক ১৪২৭  
২২ অক্টোবর ২০২০

সদয় অবগতি ও কার্যার্থে প্রেরণ করা হল:

- ১) পরিচালক (চলতি দায়িত্ব), নগর উন্নয়ন অধিদপ্তর
- ২) উপ-পরিচালক (অতিরিক্ত দায়িত্ব), উপ-পরিচালক এর বস্তুর(গবেষণা ও সমন্বয়), নগর উন্নয়ন অধিদপ্তর
- ৩) সিনিয়র প্রোগ্রামার, আরবান প্রানিং, নগর উন্নয়ন অধিদপ্তর (পত্রটি দপ্তরের ওয়েবসাইটে আপলোডের অনুরোধসহ)



২২-১০-২০২০

জাকিয়া সুলতানা  
প্রোগ্রামার